

6/5/08

MEMORANDUM

From: Development Services
Contact: Brad Hinton, brad.hinton@maricopa-az.gov. (520)316-6921
Regarding: Stakeholders Forum Input Report

On May 27th, 2008 the Development Services Department held a break-out table open forum to gather input on policies and standards from all homebuilders, engineers and developers that have done work or plan on doing work in Maricopa. Notes were taken by city staff as input/suggestions were given by the stakeholders and below are input summaries per department/table.

Planning Department:

1. Final Plat, necessary materials? Explain
2. How many extensions can you apply for?
3. Why do Pre-Plats expire? What is the reasoning?
 - a. 404 Permits Issued – long wait times in regards to approval
 - i. pre-plats and final plats
 - b. Free up approval time frames; approval by Planning Director
 - c. Admin Approval up to a point then do Legislative approval
4. Financial Assurances, Bonds, C of O holds?
5. To be legal you need to be a part of the Kiosk Program?
6. APFO – Electrical District, can it be apart?
7. ED-3 issues as County transitioned to City governance
8. When things pick up are the quoted time frames realistic?
9. If dates are not met, will fees be reimbursed?
10. Incentives to hit review time frames?
 - a. Set up mechanism
 - b. 10% of fee reimbursement if times are not met by Staff
 - c. City of Mesa has guaranteed time frames
 - i. Offer incentives



- ii. Do not charge plan review
- iii. Fees are charged at permit time
- d. ADEQ- if time frame is not met, its automatically approved

11. Check list for final plat submittals

12. Set Expectations – if a complete submittal is received then the time frame should not be guaranteed.

13. Stipulation vs. code in regards to Minor vs. Major Amendments?

14. Final plat stipulations for the City. Why is the City not stippled to anything at the time of final plat?

15. Acceptance of improvements that may not be in accordance with Federal/State or Local requirements and grandfathering in older improvements?

16. At the expiration of the Pre-Plat, can reviews be limited to Federal and State requirement changes? Can a letter be generated to define the requirements? Need a bare bones definition no legal mumbo jumbo.

17. What's the risk to the City if a Pre-Plat doesn't expire?

18. Splitting of property, why does it kick in a subdivision at a point? What about if the property is condemned on a portion of the property would a split need to be performed?

19. Is the City considering longer than 6 months for the extension do to the slow down? Can this be at the discretion of the Director.

Fire Prevention:

As discussed during our post-meeting this morning I found the interaction and comment from all who attended my table to be extremely positive. Many of the comments and questions were point of clarification to include the following;

1. Newly Adopted Fire Code

Some misconceptions were explained with relation to “improved” access roads during construction. (6” AB all weather needed only)

Opportunity presented itself to educate the participants with regard to the new code being a much more “user friendly” version of the fire code that allows for alternative methods as opposed to “You Shall’s”.



Addressed the question as to why the need for fire lines/water during the construction phase. (Insurance, protection of exposures, life safety, and it's code)

Explained the most significant amendments to the Fire Code. (5,000 s.f. residential sprinkler as opposed to 3,600. Commercial sprinklers required above zero s.f. Retrofit only if change in intended use or expansion of >1,000 s.f.)

2. Police/Security Related Topics

Graffiti issues were a concern. (Participants wanted to know what is being done and how wide spread the problem might be. This was addressed by Officer Pantoja)

Construction site crime/theft. Participants voiced some concern regarding construction site theft and or damage. (again address by Officer Pantoja)

Dark Sky Ordinance. Questions were presented by some participant with relation to the effect a lack of lighted streets may have on public Safety. (Addressed by both myself and Officer Pantoja) No solutions or suggestions were made by participants. Obviously a no win situation with regard to pleasing the general public. Always too much or too little lighting.

There was absolutely no opposition to any of the questions or comments upon completion of informed discussion and explanation.

I found this meeting to be very helpful with regard to building a cohesive relationship with the builders/developers of our community. It was truly a friendly and open setting and questions/comments in my opinion were candid. I highly encouraged the participants to make any suggestions or comments that may pertain to their particular projects so that information may be disseminated for further review and or amendment consideration in the future. I believe ongoing meetings of this type will allow developers ownership in the future of our city and stimulate a healthy relationship among all parties involved. Upon the completion of the session there was no doubt in my mind that the participants were convinced "we" were there to assist them in any possible way and that the City of Maricopa is sincerely interested in their business.

Thank you for the opportunity to be included in this very important and informative work session.

Engineering Department:

1. Phasing
 - a. Is there a difference between construction phasing and design phasing?
 - b. Allow temporary turn arounds if a loop is not possible
 - c. Can blow-outs at the hydrants replace the need to looped fire lines?
 - d. Allow the 2nd access to be temporary depending on number of lots developed
2. Can sewer man-holes be required at known future tie-in/stub locations?
3. Can the longitude slope be increased to 0.30%?



4. Will city reconsider At-Risk grading permits?
 - a. To expedite construction
 - b. For mass grading projects
5. Is a Haul permit required for hauling within construction site that roads are not paved/established yet?
 - a. No, only required for hauls on paved streets that are in use.
6. Do all policies have to be adopted by council?
 - a. if adopted by council there is no room for flexibility on case-by-case basis
 - b. if not adopted by council, managers are allowed to make those decisions
7. Plan Review concerns:
 - a. Reduce new comments on re-reviews
 - b. Turn around times need to be maximums so when workload is low the time frame is reduced.
 - c. Give the applicants an option for a meeting after first review to go over questionable comments.
8. Define the development process and requirements.
9. Allow the developers to have an option/alternative for reclaimed lakes and the need for retention in lakes.
10. Provide draft documents in word format to developers/HBACA for commenting.

Building Safety Department:

General Comments:

Building Safety Department gave no headaches to customers. No issues or concerns.

There is a smooth process in the field and office regarding Building Safety

Building Safety Department ranked in the top 1/3 of cities performances

Building Safety has a Common Sense approach to building safety issues

Builders give potential home purchasers an option to build Green type homes.

Customers want increased levels of verbal communication (telephone calls) during Plan Review process. Written correspondence and emails are considered a waste of time and impersonal. Plan review issues can be easily handled over the phone versus time consuming correspondence using snail mail.

Communicate more with telephone calls; it is more personal and less emphasis on the use of emails and communication technology.

Drainage is becoming difficult with 5 ft setbacks.

Questions:



Who in Building safety receives feed back from client customers and what happens to feedback information.

Does City Council get involved in Building Codes Issues that they are unfamiliar with?

Does City Council have work shop/review sessions of building safety issues? Do they know codes and issues?

Are Building codes being adopted by City Council? There are concerns by builders or customers that council decisions might affect areas they have no expertise or knowledge in.

Who is the Point-of-Contact regarding development issues, Brad or Bill? Both names are on forms that builders receive.

Is Green Building methods implementation a priority?

Does Building Safety allow finger jointed studs?

What are concerns regarding distance between houses such as fire protection and safeguards. Houses are now 10' apart in many areas, what is the standard?

Is the C of M preparing for dual plumbing systems as Global Water is encouraging?

Australian Code was brought up, might pertain to dual plumbing implementation.

Transportation Department:

Group #1: Joel Saurey – EPS; Ed Garcia – Shea; Jim – Ed-3

Huge amount of ROW for AZ Parkway. Why is that much needed?

Why is Hidden Valley beginning discussed with MAG? Disappointed that it is not being discussed with CAAG. (i.e. South Mtn. Intermodal)

Will Maricopa be left out of Planning Area if they are dealing with MAG?

What are we doing to gain a N/S alternative to the employment centers? – specifically the Chandler area.

Seed Farm Road is hardly an alternative to a N/S alternative which has been discussed in the AZ Republic paper.

- Why build roads to other employment center, hopefully we are building our own.



- Arizona Parkway – know what amount of ROW is needed before hand so there are no surprises to the developers.
Identify the area before.
 - Developers will be asked to improve road facing their development and at least one lane on the opposite side. It can be costly from the developer perspective.
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Group #2: Alex Baird – Trilogy

200' ROW on perimeter, not a deal breaker, but going to the middle of development will be an issue.

Group #3: Ryan Weed and Randy Weaver – CVL; Seth Keeler – W. Holdings;
Mari Flynn -DR Horton

- 5' sidewalks - when did this change?
- Super local v. local
- Will the principal arterial affect the landscape back of curb? Dollar and Sense (wall to centerline)
- Will Maricopa reduce the amount of landscaping required in the Subdivision Ordinance?
- Why does Maricopa need 20' median?
- Were the improvements for 347 removed due to the relationship with Indian Communities or the ability to build the roads?
- 12' sidewalks – (Prin. Art) Why does Maricopa want to maintain it? Why would builders want to build it? Does it provide safety?
- When will PA1/PA2 be used in the RTP diagrams presented?
- Will Maricopa adopt and use Pinal Co. RSR?
- What is the position of the City on Roundabouts?



Finance Department:

- Ways to delay posting of financial assurances
 - By code due at time of recording of final plat
 - Use of land trusts for period between recordation and first permit
 - Certificate of occupancy hold for interior streets in lieu of assurances
 - Assurances by phase
 - Other alternatives to posting assurances
- Postpone permit fees until sale of property
 - Check from title agency
- Reduce time/process for infrastructure acceptance
 - Lien waiver needed from developer/builder prior to acceptance

